

**TOWN OF LANESBOROUGH  
PLANNING BOARD**

**Minutes**

**Monday, December 13, 2021**

**6 P.M.**

Members Present: Acting Chair, Jeff DeChaine, Barb Hassan, Joe Trybus, Gwen Miller via phone.

Mr. DeChaine opened the meeting at 6PM

1) Minutes:

a) November

*Ms. Hassan discussed the minutes of November and October and moved to approve.*

*Mr. Trybus seconded.*

*The motion carried unanimously.*

2) ANR

a) None at time of posting

3) New Business

a) PUBLIC HEARINGS

- 20 Williamstown Road

Mr. William Bonnet stated that the owners of the Greylock Plaza are proposing 8 12x40 foot sheds for flea market vendors to sell and store their wares.

Ms. Hassan stated that these are to the rear of the existing parking.

The Board noted they would like to see architectural plans for the proposal before moving forward.

Mr. Groff discussed the option of postponing till January with the idea of submitting architectural drawings for the January meeting.

*Mr. Trybus moved to continue till January.*

*Ms. Hassan seconded.*

*The motion carried unanimously.*

- 660 Cheshire Road

Mr. Brent White representing the owner stated that the building is in a very poor condition and it was determined that the restaurant could not be salvaged. The new building as proposed is a square and 3600 square feet.

Mr. White discussed the proposed site in detail. The building facade is made of board and batten siding and stone.

Mr. Trybus asked about lighting.

Mr. White stated that the parking lighting will not change, sconces pointed down will be on the building. These lights do need to run most of the time but the security system can be designed to not run 24. In any event it will be downcast.

Mr. White stated that originally the queuing would be behind the site, now they will be in clear view from the public way.

Ms. Hassan stated that this looks like a big improvement on the current structure.

Mr. Trybus stated he is concerned that loud colors might be present on the building.

Mr. Paul Levigne, the immediate northerly neighbor raised serious concern with the property and raised issues with the property line to the north between him and the owner.

The Board recommended that Mr. Levigne hire a surveyor to deal with the property line issue.

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*Mr. Trybus moved to accept the plans as submitted with the exception that final color approval come back to the Board for review.*

*Ms. Hassan seconded.*

*The motion carried unanimously.*

**Old Business**

**A) Banner Regulations**

Mr. Joe Prince stated he is working on getting the right information from Vince Guntlow as per what signage is officially allowed.

Mr. Rick Reid stated he will send out letters to some of the folks that are on the letter recently sent to him from the Planning Board. Giving them two weeks notice to comply with the sign regulation. We will work closely with the Planning Board on this as we go forward.

Mr. John Kirby from Ski Fanatics discussed his signs. The Board determined that it should be allowed by right and if there is an issue with this a variance will be the proper course of action to seek relief.

**b) Adjacent Lot**

Ms. Hassan discussed the idea of an accessory building being on separate lots.

The Board discussed the issues surrounding this issue. It was determined that there was no change that could be made to this that would prevent adjacent lots from being treated the same under zoning.

**c) Reorganization**

It was decided by the Board to carry on as is until there's a full complement of Board members.

**d) Road Frontage (RA & Multi Family)**

Mr. Trybus suggested reducing the road frontage requirements for the RA zone and the Multifamily requirements across town. The suggestion is 1 acre and 100 foot frontage in RA, and looking at the Business District requirements as well. This would reduce a duplex to 100 and a triplex will be left the same.

Mr. DeChaine asked about why we would open this up.

Mr. Trybus suggested that this will open up more opportunities for increased housing supply.

Mr. Trybus suggested that we could also reduce the tax burden by proposing this.

The Board discussed all the issues surrounding this issue.

Mr. Groff suggested that the Board target these changes.

Ms. Hassan suggested more research on the amount of new lots that would be created.

Mr. Groff stated that perhaps the solution is to look at the zoning beyond the confines of the current map. It was also noted that any zoning solution only creates incremental change over time. No solution is perfect and will create immediate change.

The Board discussed increasing the limits on ADUs in the RA zone as a different way to tackle housing availability in the RA zone.

Ms. Hassan stated that we should look closely at the ADU law across the town.

**4) Correspondence**

**5) Adjournment**

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The meeting was adjourned at 8:12 PM by Mr. DeChaine.